

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING  
Summary Agenda  
Minutes  
AUGUST 13, 2014**

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD  
PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE  
ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM.  
EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

1. Roll Call.

**Present: Mr. D. Perez, Mr. Gonzalez, Mr. Casanova, Mr. O. Perez,  
Mr. Sanchez**

2. Approval of Planning and Zoning Board Summary Agenda of June 25, 2014, as submitted.

**Motion to approve: Mr. Gonzalez; Second: Mr. Suarez &  
Mr. Sanchez  
Approved- 6-0**

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE  
SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT.

SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING  
PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS  
REGULARLY-SCHEDULED MEETING OF TUESDAY, AUGUST 26, 2014:**

3. **Variance** permit to allow an existing restaurant on property zoned M-1 (Industrial District) to sell, serve and permit for wine and beer to be consumed on premises with meals, State 2-COP licenses, where restaurant on M-1 shall not sell, offer for sale, deliver, serve or permit any alcoholic beverages, wine or beer to be consumed on the premises. Property located at 8200 West 32 Avenue, Bay #3, Hialeah, zoned M-1 (Industrial District)

**Applicant: Hernan Hoyos**

**Tabled item from May 28<sup>th</sup>, June 11<sup>th</sup>, & June 25<sup>th</sup> 2014**

**NO ACTION**

4. **Variance** permit to allow the construction of a single-family residence on a substandard lot, having a frontage of 40' (75' required) and total area of 5,501 square feet, more or less, (7,500 square feet required). Property located at 758 East 30 Street, Hialeah, zoned R-1 (One Family District).

**Applicant: Laura Safonts /Luxury Events Rentals, Inc.**

**Tabled item from June 11<sup>th</sup> & June 25<sup>th</sup> 2014**

**NO ACTION**

5. **Special Use Permit (SUP)** to allow the construction of a manufactured modular building, where manufactured buildings are not allowed. Property located at 6001 East 8 Avenue, Hialeah, zoned M-1 (Industrial District)

**Applicant: United Parcel Service, Inc**

**Motion to approve: Mr. O. Perez; Second: Mr. Gonzalez**

**Approved- 6-0**

6. Request to close and abandon portion of West 8 Court, a public Right-of-Way, formerly known as "A" Avenue, as shown on the plat of "Hialeah Homesites", according to the plat thereof, as recorded in Plat Book 16 at Page 27, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: Begin at the most Southeast corner of Lot 48, Block 5 of said plat of "Hialeah Homesites", said point also being a Point of curvature of a circular curve, concave to the Northwest; thence Northeasterly, Northerly and Northwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, a central angle of 91°22'59", for an arc distance of 39.87 feet to a Point of Tangency; thence N01°44'47"W along the West Right of Way Line of West 8 Court, for 422.41 feet; thence N89°44'51" E for 50.02 feet to a point on the East Right of Way Line of West 8<sup>th</sup> Court; thence S01°44'47"E along said East Right of Way Line of West 8<sup>th</sup> Court, for 423.52 feet to a Point of Curvature of a circular curve, concave to the Northeast; thence Southeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, a central angle of 88°37'01", for an arc distance of 38.67 feet to the most Southwest corner of Lot 24, Block 6 of said plat of "Hialeah Homesites"; said point also being a Point of Cusp; thence S89°38'12" W along the prolongation of the North Right of Way line of West 23 Street, for 100.03 feet to the Point of Beginning. Said portion of Right-of-Way lying and being in the City of Hialeah, Miami-Dade County, Florida and containing 22,667 square feet, more or less, by calculations. Located on West 8 Court, between West 23 Street and West 25 Street, Hialeah.

**Applicant: Telemundo Network Group LLC.**

**APPLICATION WITHDRAWN**

**HIALEAH PLANNING AND ZONING BOARD MEETING August 13, 2014**

7. Request to close and abandon the 12-foot alley located between East 4 Avenue through East 5 Avenue and East 25 Street through East 26 Street, Hialeah, and legally described as follows: That portion of the twelve foot wide alley lying within Block 36-B of Amended Plat of the 13<sup>th</sup> Addition to Hialeah, according to the plat thereof, as recorded in Plat Book 34 at Page 26 of the Public Records of Miami-Dade County, Florida and being more particularly described as follows: Begin at the Northeast corner of Lot 1 of said Block 36-B; thence South 03°05'31" East along the East line of Lot 1 through Lot 6 and Lot 31 through Lot 36 for 289.99'; thence N 87°51'31" East along a line being parallel with and 10.00 feet North of the South boundary line of said Block 36-B for 12.00 feet; thence North 03°05'03" West along the West line of Lot 30 for 134.00 feet to the Northwest corner of said Lot 30; thence N 87°51'31" East along the North line of Lots 19 through 30 for 480.00 feet to the Northeast corner of said Lot 19; thence North 03°05'03" West along the East boundary line of said Block 36-B for 12.00 feet to the Southeast corner of Lot 18; thence South 87°51'31" West along the South line of Lots 7 through 18 for 480.00 feet to the Southwest corner of said Lot 7; thence North 03°05'03" West along the West line of said Lot 7 for 144.00 feet to the Northwest corner of said Lot 7; thence South 87°51'31" West along the North boundary line of said Block 36-B for 12.00 feet to the Point of Beginning.

**Applicant: Leon Medical Centers, Inc.**

**Motion to approve: Mr. O. Perez; Second: Mr. Suarez**

**Approved- 6-0**

**Mr. Gonzales expressed concerns with the entrances on East 26<sup>th</sup> Street and the Medical Center's buses parking. The applicant will prepare a parking plan for the council meeting.**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

8. Tentative Plat Levi Subdivision

**Motion to approve: Mr. Gonzalez; Second: Mr. O. Perez**

**Approved- 6-0**

9. Tentative Plat Bonterra

**Motion to approve: Mr. O. Perez; Second: Mr. Suarez**

**Approved- 6-0**

10. Final Plat Ready Autozone Tract

**Motion to approve: Mr. Gonzalez; Second: Mr. O. Perez**

**Approved- 6-0**

11. Old Business.

**NONE**

12. New Business.

**Mr. D. Perez welcomes new board member Javier Casanova to the board.**

13. Planner's Report.

Mrs. Storch reported that DEO accepted the EAR notification letter that was due on August 1<sup>st</sup>, 2014. Now the city has 1 year to complete the required updates to comprehensive plan.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING LAND USE AMENDMENTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS REGULARLY-SCHEDULED MEETING OF TUESDAY, AUGUST 26, 2014:**

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**LAND USE AMENDMENTS**

**L.U 1.** Small Scale Amendment from Low Density Residential to Commercial. Property located at 17 West 17 Street, Hialeah, zoned R-1 (One Family Residential District).  
**Applicant: Lourdes M. Cochez**

**Motion to approve: Mr. Gonzalez; Second: Mr. Suarez**  
**Approved- 6-0**

**L.U 2.** Small Scale Amendment from Commercial to High Density Residential. Property located at 1130 SE 8 Ave, 1190 SE 8 Avenue and 750 SE 11 Place, Hialeah, zoned B-1(Highly Restricted Retail Commercial District)

**Applicant: Spinal Cord Living-Assistance Development, Inc (SCLAD)**

**Motion to approve: Mr. Sanchez; Second: Mr. Suarez**  
**Approved- 6-0**

**L.U 3.** Small Scale Amendment from Medium Density Residential and High Density Residential to Commercial. Property located at South side of East 26 Street between East 4 Avenue and East 5 Avenue and southeastern corner of East 4 Avenue and East 26 Street, Hialeah, zoned R-3 (Multiple Family District) and P (Parking District).

**Applicant: Leon Medical Centers, Inc.**

**Motion to approve: Mr. O. Perez; Second: Mr. Gonzalez**  
**Approved- 6-0**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.